LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A40279LAB16 Price: 436 000 EUR

agency fees to be paid by the seller

FOR SALE – Restaurant business + Commercial premises with accommodation – Mansle (16)















INFORMATION

Town:	Mansle
Department:	Charente
Bed:	3
Bath:	1
Floor:	273 m2
Plot Size:	2406 m2

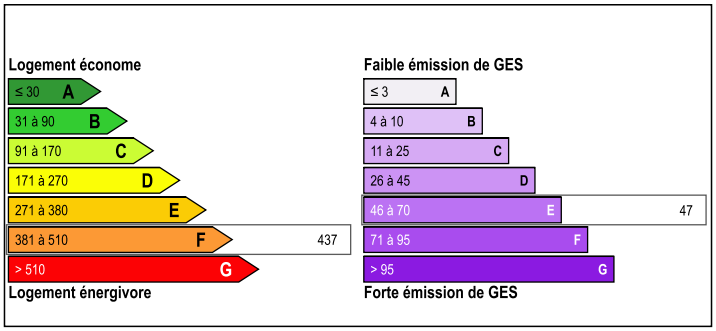
IN BRIEF

FOR SALE – Restaurant business + commercial premises with accommodation – Mansle (16) - €436,000

Premium location: Mansle-les-Fontaines, a stopover village, 200 metres from the centre and on the banks of the Charente. Loyal local clientele + significant tourist traffic.
Total surface area: 276 m² on enclosed grounds of 2,406 m²
Restaurant (176 m²): 90 m² dining room (seats 65), 33 m² bar, 33 m² professional kitchen, storage rooms, disabled toilet
Apartment (100 m²): 36 m² living room, 3 bedrooms, bathroom, toilet
Outdoor areas: 380 m² terrace (seats 85, extendable), 1,300 m² garden (potential for unusual accommodation), courtyard + parking spaces

Key features:
Attractive location, green setting
Good capacity (indoor + terrace)
Good general condition, recent work
Regular clientele + passing trade (N10...

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.

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LOCAL TAXES

Taxe foncière:	**2707 EUR**

NOTES

DESCRIPTION

FOR SALE – Restaurant business + commercial premises with accommodation – Mansle (16)
Price including agency fees: €436,000 (business + premises)

Location & Environment
Located in Mansle-les-Fontaines, a charming little town in northern Charente, just 200 metres from the town centre and on the banks of the Charente river, this restaurant enjoys a green and peaceful setting, while remaining close to shops, services and the N10 (Poitiers-Angoulême road).
A stopover village, Mansle attracts a loyal local clientele and a significant flow of visitors, especially during the summer months.

Property description:
Total built area: 276 m² on enclosed, wooded grounds of 2,406 m²
Restaurant (single storey – 176 m²):
Dining room/reception area: 90 m² (seats 65) with wood-burning insert
Bar with veranda: 33 m²
Fully equipped professional kitchen: 33 m²
Kitchen storeroom: 9 m²
Bar storeroom: 6 m²
Customer WC (disabled access): 4.7 m²
Private apartment (100 m² upstairs):
Living room: 36 m²
Bedroom 1: 20 m²
Bedroom 2: 10 m²
Bedroom 3: 16 m²
Bathroom: 7 m²
Toilet: 3 m²
Hallway: 6 m²
Outdoor areas:
Terrace: 380 m² (currently seats 85 - possibility of extension)
Enclosed garden: 1,300 m² (potential to develop unusual accommodation such as cabins or glamping)
Private courtyard: 96 m² with parking...